093.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,900 / 645,900
					USE VALUE:	645,900 / 645,900
					ASSESSED:	645,900 / 645,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
205		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELKINS THEODORE B & EMILY A
Owner 2:	TRUSTEES/WASHINGTON RLTY TR
Owner 3:	
Street 1:	205 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4177.000	263,600	600	381,700	645,900
Total Card	0.096	263,600	600	381,700	645,900
Total Parcel	0.096	263,600	600	381,700	645,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.04 | /Parcel: 468.04

Legal Description

User Acct 61024

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

!7676!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	263,600	600	4,177.	381,700	645,900		Year end	12/23/2021
2021	101	FV	255,800	600	4,177.	381,700	638,100		Year End Roll	12/10/2020
2020	101	FV	255,800	600	4,177.	381,700	638,100	638,100	Year End Roll	12/18/2019
2019	101	FV	215,600	600	4,177.	387,200	603,400	603,400	Year End Roll	1/3/2019
2018	101	FV	215,600	600	4,177.	289,000	505,200	505,200	Year End Roll	12/20/2017
2017	101	FV	215,600	600	4,177.	261,700	477,900	477,900	Year End Roll	1/3/2017
2016	101	FV	215,600	600	4,177.	250,800	467,000	467,000	Year End	1/4/2016
2015	101	FV	203,700	600	4,177.	212,700	417,000	417,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:59:03

LAST REV

Date	Time
06/25/19	10:57:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7676

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELKINS THEODORE	23575-217		8/17/1993		99	No	No	F	

USER DEFINED

Prior Id # 1:	61024
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2013	553	Re-Roof	6,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
6/14/2013	Info Fm Prmt	EMK	Ellen K
4/6/2009	Measured	197	PATRIOT
2/3/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4177		Sq. Ft.	Site		0	70.	1.31	5									381,718						381,700	

Total AC/HA:	0.09589	Total SF/SM:	4177	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	381,718	Spl Credit		Total:	381,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358142
Depreciation:	94550
Depreciated Total:	263593

COMMENTS

EST PAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

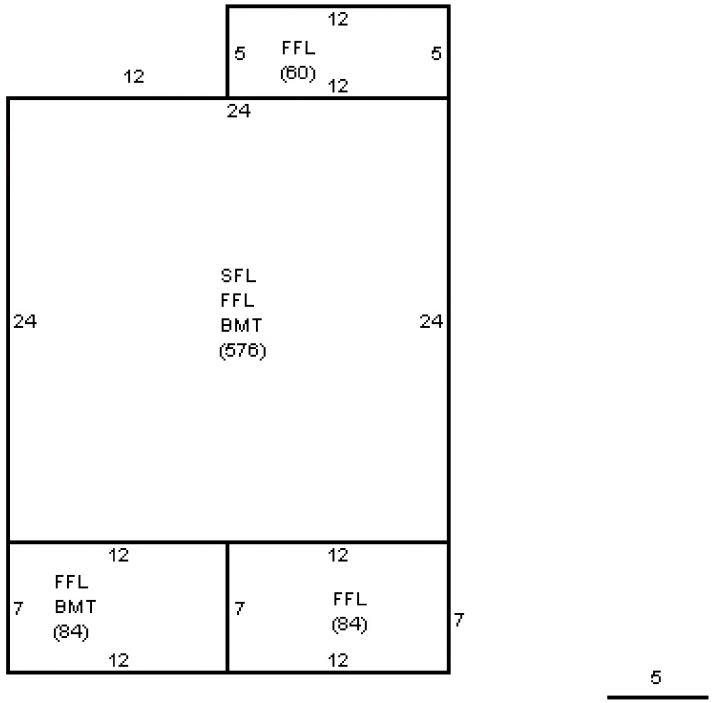
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	129.22
Final Total:	263600	Val/Su SzAd	191.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	173.730	139,677
BMT	Basement	660	52.120	34,398
SFL	Second Floor	576	173.730	100,067
	Net Sketched Area:	2,040	Total:	274,142
Size Ad	1380	Gross Area	2040	FinArea 1380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	1980	3.99	T	31.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

PARCEL ID

093.0-0007-0012.0

IMAGE

AssessPro Patriot Properties, Inc